Azalea III

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The 3,700* square foot Azalea III is an idea home for multi-generational families. This model adds the architectural charm of a double-loaded front porch with outdoor kitchen, upstairs lounge, large master suites on both the first and second levels and a lanai over the garage with optional outdoor kitchen. * Includes outdoor covered living area

Each architecturally-distinct Granada Park home is designed with clean crisp lines, sturdy architectural columns, unique railing details, high ceilings, 8ft. solid doors, paver driveway, 2 car garage, abundant natural light and a strong connection to well planned outdoor living space. Fortified to the latest codes with concrete construction and laminated glass windows, these are the quality and energy efficient design standards for which MyGreenBuildings is known.

Square Footage

1st Floor: 1,398 sq. ft.
2nd Floor: 1,398 sq. ft.
Total AC: 2,796 sq. ft.

Double Loaded Front Porch: 409 sq. ft.
Garage: 522 sq. ft.
Optional lanai over garage: 522 sq. ft.

Total under roof: 3,205 sq. ft.

Total under roof including garage: 4,249 sq. ft.

Exterior

- Concrete block construction
- HardiPlank cement board lap siding and soffit material
- Sand finish stucco with decorative banding
- Columns, newel posts and decorative railings
- Painted bead board porch ceilings.
- Advantec high performance floor sheathing
- Huber Zip system Preciptek moisture barrier roof and gable end sheathing
- GreenGuard extruded polystyrene wall insulation
- Open cell R-19 spray foam insulation for sealed attics
- Owens Corning 30 year architectural asphalt shingles
- PGT Winguard hurricane impact rated windows and doors
- Sentricon non toxic bait system and borate treatment
- White aluminum gutters and downspouts
- Decorative gable brackets and raised panel shutters
- 3-coat exterior paint
- Decorative community landscaping
- Landscaping, sod and irrigation package
- Concrete paver driveway

Interior

- Moisture resistant, recycled content drywall with orange peel finish walls and smooth ceilings
- 8' tall solid core interior doors with Schlage lever locks.
- Decorative base moldings and window trim with sills and aprons
- Generous carpet and tile flooring allowances
- 3 coat wall, ceiling, and woodwork paint with low and no VOC paints.
- Custom cabinetry in kitchen, laundry and bath with optional built-ins
- 3 cm granite countertops upgradeable Cambria Solid Surface
- Generous shower tile allowance with option for kitchen backsplash
- Ventilated wood shelving in all closets
- Frameless glass shower enclosures
- Bosch EnergyStar Appliances with option to upgrade to Thermador
  - Refrigerator / Freezer with icemaker
  - Slide-in range
  - Over-the-range microwave
  - Dishwasher
  - Whirlpool clothes washer and dryer
- Recessed compact fluorescent light receptacles upgradeable to LED lamps
- Trane 15 SEER heat pump HVAC system with optional Nest thermostats
- CPVC water supply piping.
- Kohler chrome faucets and fixtures including undermount SS kitchen sink
- Electric water heater upgradeable to a GE Hybrid heat pump.
- Nutone EnergyStar bath fans with humidity sensors
- White Decora rocker-type dimmer switches and fan control devices
- Fans pre-wired in living and bedrooms
- Pre-wire for scones in bathrooms
- Security alarms with 2 keypads

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MyGreenBuildings

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